

104 E. PENNSYLVANIA AVE.

A frame residence which stands on land that was a vacant area surrounding the Daniel Lee house in 1877. The building is known to have existed in 1898, however, and was probably built shortly after the division of Lee's estate in the late 1870's. Although recent alterations for commercial purposes have obliterated the street facade and interior, the remaining facades and the overall scale of the building are remnants of the neighborhood's original residential character.

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC

Lee tenant House

AND/OR COMMON

2 LOCATION

STREET & NUMBER

104 E. Pennsylvania Ave.

CITY, TOWN

Towson

— VICINITY OF

CONGRESSIONAL DISTRICT

STATE

Maryland

COUNTY

3 CLASSIFICATION

CATEGORY

☐ DISTRICT☒ BUILDING(S)☐ STRUCTURE☐ SITE☐ OBJECT

OWNERSHIP

☐ PUBLIC☒ PRIVATE☐ BOTH

PUBLIC ACQUISITION

☐ IN PROCESS☐ BEING CONSIDERED

STATUS

☒ OCCUPIED☐ UNOCCUPIED☐ WORK IN PROGRESS

ACCESSIBLE

☒ YES: RESTRICTED☐ YES: UNRESTRICTED☐ NO

PRESENT USE

☐ AGRICULTURE☐ MUSEUM☒ COMMERCIAL☐ PARK☐ EDUCATIONAL☐ PRIVATE RESIDENCE☐ ENTERTAINMENT☐ RELIGIOUS☐ GOVERNMENT☐ SCIENTIFIC☐ INDUSTRIAL☐ TRANSPORTATION☐ MILITARY☐ OTHER:**4 OWNER OF PROPERTY**

NAME

Samuel H. BrodyTelephone #: 823-7171

STREET & NUMBER

104 E. Pennsylvania Ave.

CITY, TOWN

Towson

— VICINITY OF

STATE, zip code
Maryland 21204**5 LOCATION OF LEGAL DESCRIPTION**COURTHOUSE,
REGISTRY OF DEEDS, ETC.New Courts Building

STREET & NUMBER

CITY, TOWN

TowsonSTATE
Maryland**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE

DATE

☐ FEDERAL ☐ STATE ☐ COUNTY ☐ LOCALDEPOSITORY FOR
SURVEY RECORDS

CITY, TOWN

STATE

BA-1474

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input checked="" type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		DATE <u>Winter, 77/78</u>

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Atlas of 1877 shows this lot as vacant land surrounding the Daniel Lee house. Bromleys' map of 1898, however, shows a second structure on the "Daniel Lee Estate" and it has the L-shape of this structure. Bromley is in error in indicating the large stone building known as the Daniel Lee house as being of frame construction, however, he is correct in labling this building as frame. (North)

Although the street facade has been altered to brick one can see clearly by looking at the east side of the building that it is a two story frame-and clapboard structure. It has a gable-end roof. A modern addition on the west end alters what was an L-plan. The street facade is three bays wide with a central entrance and it is one bay deep on the east side which forms the L. Clapboards can be seen on the east facade. There are modern sash windows on this same facade although their placement suggests original fenestration. There is a round arch window in the gable of this wing.

A single interior chimney occupies the west end of the building; it is corbeled.

Access to the interior of the building was only possible on the first level where it is obvious that commercial adaptation has destroyed most, if not all, of the original fabric.

CONTINUE ON SEPARATE SHEET IF NECESSARY

PERIOD		AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION	
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE	
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE	
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER	
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION	
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)	
		<input type="checkbox"/> INVENTION			

SPECIFIC DATES 1877-1898

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

A frame residence which stands on land that was a vacant area surrounding the Daniel Lee house in 1877. The building is known to have existed in 1898, however, and was probably built shortly after the division of Lee's estate in the late 1870's. Although recent alterations for commercial purposes have obliterated the street facade and interior, the remaining facades and the overall scale of the building are remnants of the neighborhood's original residential character.

CONTINUE ON SEPARATE SHEET IF NECESSARY

9 MAJOR BIBLIOGRAPHICAL REFERENCES

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY _____

VERBAL BOUNDARY DESCRIPTION

See Attachment

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE

COUNTY

STATE

COUNTY

11 FORM PREPARED BY

NAME / TITLE

WAYNE L. NIELD, II
HISTORIC IOWSON, INC.

ORGANIZATION

DATE

STREET & NUMBER

TELEPHONE

CITY OR TOWN

STATE

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature, to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 Supplement.

The Survey and Inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

RETURN TO: Maryland Historical Trust
The Shaw House, 21 State Circle
Annapolis, Maryland 21401
(301) 267-1438

TITLE SEARCH for # 104 E. PENNSYLVANIA AVE.

Liber 3676, Folio 22 March 9, 1960

Grantor: Harry E. Morris

Grantee: Samuel H. Brody

"Beginning...south side of Pennsylvania Ave....66' ...64'...
Northerly...100'...64'...100' to place of beginning."

Liber 654, Folio 271 January 3, 1928

Grantor: James C. L. Anderson, Trustee

Grantee: Harry E. Morris

CCB.G 12/227 "In the Matter of the Trust Estate of Daniel Lee
deceased, James C. L. Anderson authority to sell real estate.
Sold for \$ 6,800."

Liber 97, Folio 259 July 26, 1876

Grantor: John Rutter et. al.

Grantee: Daniel Lee

Directed to sell this real estate by will of David McConkey recorded
in Will records JLR 3/253

"Beginning at intersection of Delaware and Pennsylvania Aves.
as laid down in the plat of Towsontown...130' until intersection with
alley 16' wide from Chesapeake Ave. to Pennsylvania Ave....100' to
the North...130' to Delaware Ave....100' to beginning."

Liber 61, Folio 283 March 2, 1869

Grantor: Benjamin N. Payne & wife

Grantee: John Rutter and executors of David McConkey

July 2, 1855 B. Payne by deed conveyed to McConkey and Rutter
undivided half part of land described in deed HMF 43/197 they had
divided the land but McConkey died before deeds were executed and
he had designated David McFarland and William McCullough as executors

Circuit court in Equity Nov. 14, 1868 in case where Benjamin Payne
was complainant and John Rutter et. al. defendants. It was decreed
that Payne should by deed to be executed convey to Rutter, McFarland,
and McCullough in fee simple all the land being in Towsontown lots
2, 5, 10, 23, 20, 25,

Index to equity dockets

Defendant: John Rutter et. al.

Complainant: Benjamin N. Payne

Docket 3, Folio 137 December 11, 1868

Equity Docket 3/137 Case # 1483

Judicial Records EHA 18/93

Rutter and McConkey tenants in common

Lots 1, 9, 13, 14, 15, 16, 17, 18, 21, 22, 24, 26, 32, shaded blue to Payne

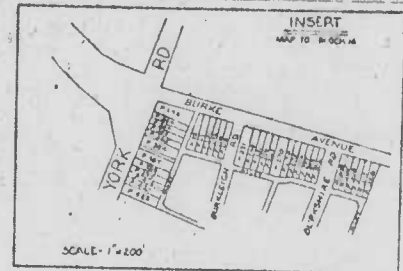
Lots 2, 5, 10, 20, 23, 25 to Rutter and McConkey shaded yellow

McConkey died before deeds were executed. His real estate is to be sold by his executors McFarland and McCullough

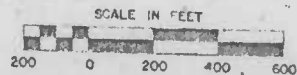
Execute decree to sell lots to Rutter

BA-1474

E. Pennsylvania Ave
#104



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MD DEPT OF ASSESS & TAX



TOWSON
SCALE 1"=200'

DEPT. OF ASSESSMENTS & TAXATION
TAX MAP DIVISION
TOWSON, MARYLAND
1967

MAP NO
70A



BA-1474

#104 E. Penna. Ave.
N. W. CORNER

W. Nield
Spr. 78



BA-1474

#104 E. Penna. Ave.
E.

W. NIELT
SPR. 78